



City of Seattle Preliminary Assessment Report

January 31, 2012

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
AP/Project No.	3013043	Ground Disturbance	N
Application Template	PRJ	PASV Required This Permit	Y
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	01/20/12
Category	INSTITUTIONAL	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	825 Yesler Way		
Location			
Zoning		Applicant	TOM EANES 120 6TH AVE N PO BOX 19028 SEATTLE WA 98109 (206) 615-3414
King County APN	9821700007		
Permit Status			
Description of Work	Land Use Application to subdivide two parcels of land into three parcels of land as a component of the Redevelopment of Yesler Terrace. No development proposal is included under this application.	Applicant Email	teanes@seattlehousing.org
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Pre-Application Site Visit (PASV) Report
Contact: Matthew S Recker, (206) 233-5034, Matt.Recker@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope
Potential slide
Known slide

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

YESLER WAY

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

8TH AVE S

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

S MAIN ST

Street conditions:

Asphalt paving

Unopened

Visible pavement width is: Unopened on west part of the south property line

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

S WASHINGTON ST

Street conditions:

Concrete paving

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4-6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

10TH AVE S

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

Potential Impacts to Seattle Parks Property

Project abuts a park or park boulevard.

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Per SMC 25.11 and DR 16-2008, exceptional trees may be located on the site. Clearly label all exceptional trees.

Inspectors Notes

Site is mapped ECA types 1, 2 and 8. Site generally slopes down to south, with portions sloping down to east and west. Any earthwork will require standard construction stormwater control best management practices (BMPs). Additional information may be required with construction permit applications.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).

Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Easements

SCL power easement over the property exists. City Light has an easement over Yesler Terrace for electrical utility purposes.

Notes to Applicant

City Light has overhead high voltage lines in the area. For future property development, please contact the Electrical Service Representative for information, advice, and costs to relocate the existing electrical lines. Your Electrical Service Representative is: Max Castillo, 206-386-4203, max.castillo@seattle.gov.

DPD Drainage Requirements

Contact: Joseph P Berentsen, (206) 684-8613, Joe.Berentsen@seattle.gov

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Combined sewer main location: 8th Ave.S, Yesler way, and on the property

Combined sewer main size: 18" Dia. in 8th Ave S., others are 8" Diameter

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Combined sewer.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure (bioretention cells, green roofs, permeable pavement, rainwater harvesting, etc.) to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator along with additional flow control documentation. Refer to the following for more information:

<http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

This project site discharges to a Public Combined Sewer (SMC 805.050.A.5). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity, and existing and proposed impervious surfacing this project shall: provide flow control meeting the Peak Flow Control Standard per SMC 22.805.080.B.4. The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre. Projects with less than 10,000 sf new plus replaced impervious surface can use Table 4.7 - Pre-Sized Flow Control Worksheet in lieu of continuous modeling.

Water Quality

No requirements

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 4-2011) is located at the following: Combined system.

Other Requirements

- The drainage requirements are for any future development, and are not required for the short plat.

DPD Land Use Code Requirements

Contact: Edgardo R Manlangit, (206) 684-5043, Ed.Manlangit@Seattle.Gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

YESLER WAY

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

8TH AVE S

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

S MAIN ST

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S WASHINGTON ST

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at

http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf

A 17 feet on both sides. foot setback is required.

10TH AVE S

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at

http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf

A 17 feet on both sides. foot setback is required.

SDOT Requirements

Contact: Leo Kaarrekoski, leo.kaarrekoski@seattle.com

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction of installation.

SPU Requirements

Contact: Jennyfer Jacobsen, (206) 684-8766, JacobsJS@seattle.gov

Flow Control Compliance

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Roadway projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to DR GSI to MEF and DR Vol.3.

This project site discharges to a Public Combined Sewer (SMC 805.050.A.5). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity, and existing and proposed impervious surfacing this project shall: provide flow control meeting the Peak Flow Control Standard per SMC 22.805.080.B.4. The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre. Projects with less than 10,000

sf new and/or replaced impervious surface can use Table 4.7 - Pre-Sized Flow Control Worksheet in lieu of continuous modeling.

Stormwater Treatment

No requirements

Water Availability

Contact: SPU Water

Your water availability assessment has been approved.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.